

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MAIN STREET NORTH
TAX INCREMENT FINANCING DISTRICT
OCTOBER 28, 2020
Scheduled Start: 1:05 P.M.**

The Meeting of the Joint Review Board was called to order by Mayor Jacob Vandenberg, Village's Designated Authorized Representative, at 1:27 p.m. in the Council Chambers at the Village Hall of Tinley Park.

At this time, Mayor Vandenberg stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Joint Review Board finds that it may be impractical to conduct an in-person meeting with all members present.

Introduction of Joint Review Board Members and responding to Roll Call:

Jacob C. Vandenberg, Chairperson, Village of Tinley Park (Participated electronically)
Shawn Roby, Executive Director, Tinley Park Park District
Jeff Charleston, Business Director, Community Consolidated School District 146

Joint Review Board Members Absent:

Tinley Park Public Library
Bremen Township
Kirby School District 140
Cook County
Bremen Community HSD 227
Bremen Community High School District 228
Consolidated Community High School 230
South Suburban Community College District 510
Public Member

Others Present:

Brad Bettenhausen, Village Treasurer
Andrew Brown, Assistant Village Treasurer
David Niemeyer, Village Manager
Priscilla Cordero, Business Development Manager
Laura Godette, Deputy Village Clerk
Terica Ketchum, FOIA & Compliance Coordinator
Hannah Lipman, Management Analyst
Amy Lutchen, Accountant
Chris Frankenfield, Staff Accountant
Eileen Scholz, Senior Accountant
Leasha Cooper, Accountant II

Village of Tinley Park Mayor Jacob Vandenberg thanked everyone for attending the Joint Review Board meeting. He stated that he appreciates all the members of the public that came to experience, hear, and learn about the Main Street North TIF District performance in fiscal year 2019.

Mayor Vandenberg introduced himself and explained that until the election of a chairperson, he would moderate the Joint Review Board Meeting. He then explained that this meeting is to review the fiscal year 2019 activities of the Main Street North TIF District's Redevelopment Plan. He noted that the date of this meeting was published on October 23, 2020. Notice of this JRB meeting was also provided by priority mail to each taxing district represented on the Board, which included Cook County; Tinley Park-Park District; Tinley Park Public Library; Bremen Township; Community Consolidated School District 146; Community Consolidated School District 159; Kirby School District 140; Bremen Community High School District 227; Bremen Community High School District 228; Consolidated High School District 230; South Suburban College 510; and the Village of Tinley Park. Public notice was also posted as of October 23, 2020 at various locations throughout the Village Hall.

Mayor Vandenberg stated that the first order of business is to select a chairperson for this Joint Review Board.

At this time Shawn Roby, Tinley Park Park District, nominated Jacob Vandenberg as chairperson of this JRB, seconded by Jeff Charleston, Community Consolidated School District 146.

Mayor Vandenberg asked if there were any other nominations. No one came forward. Vote by voice call. Motion was carried. Jacob Vandenberg was selected as the chairperson and will serve as chairperson for the remainder of this meeting.

Chairman Vandenberg presented an overview of the JRB Statutory duties including:

The TIF Act requires this JRB to convene 180 days after the close of the municipal fiscal year or as soon as the redevelopment project audit for that fiscal year becomes available to review the effectiveness and status of the redevelopment project area up to that date.

Chairman Vandenberg asked if the members of the Joint Review Board had any questions about the assigned task. No one came forward.

Andrew Brown asked for a motion for approval of the minutes from the JRB meeting for the Main Street North TIF District from fiscal year 2018.

Motion was made by Shawn Roby, Tinley Park Park District, seconded by Jeff Charleston, Community Consolidated School District 146, to approve the minutes from the JRB meeting for the Main Street North TIF District from fiscal year 2018. Vote by voice call. Chairperson Vandenberg declared motion carried.

A presentation was made by Andrew Brown, Assistant Village Treasurer, showing an overview of the 2019 Fiscal Year Activities relative to the Main Street North TIF District as follows:

The final tax year for the Main Street North TIF District is anticipated to be 2024, those taxes will be received in fiscal year 2025. The current tax base is 1.75 times bigger than the frozen base.

Primary (taxable) developments include:

- Amazing Smiles dental office & apartment (former Schwinn bicycle store) (16906 Oak Park Ave)
- Liberty Supply & apartment (former Tinley Glass) (16910 Oak Park Ave)
- Wheatfield/Egg Headz Cafe restaurant (former Walgreen's/hobby store site) (16952 Oak Park Ave)
- More Liquor Retail Store (former Jewel/Video store) (16948 Oak Park Ave)
- "Old Tinley Park Arms Condominiums" mixed use development (P.A.S.S.) (17208-17216 Oak Park Ave)
- Springfort Hall mixed-use development (17200 Oak Park Ave)
- "Fulton House" enhancement (16800 Oak Park Ave)
- Hope Montessori School (expansion/remodel) (17007 Oak Park Ave)
- "Elmore Plaza"/Tinley Square rear parking lot (17038-17042 Oak Park Ave)

Non-taxable developments:

- Improvement/reconstruction of 171st Street and Oak Park Avenue intersection
- Construction of new Bertrand H. Fulton elementary school
- Midlothian Creek Pedestrian Bridge

Another project was the Forest Glen subdivision (former Lions Pool site)

- 8 residential lots
- Village constructed new Midlothian Creek bridge (cost \$546,000 – no TIF funds used)
- \$11,250 impact fee on each lot for bridge
- Started 2005, one home built
- New property owners after bankruptcy and foreclosures
- 2016-18, three new homes constructed

The change in the EAV from the base in 2001 to the incremental growth in 2018 is showing that right now it is made up of 57% of the base with 47% growth in its increment.

After the presentation, Andrew Brown then asked if there were any questions about the Main Street North TIF District.

Chairperson Jacob Vandenberg thanked Andrew Brown.

Chairperson Vandenberg asked if there were any other questions or comments from the members of the JRB. No one came forward.

Chairperson Vandenberg asked if there were any comments from the public. No one came forward.

Being no further questions or comments, Chairperson Vandenberg called for a motion to adjourn.

Motion was made by Shawn Roby, Tinley Park Park District, seconded by Jeff Charleston, Community Consolidated School District 146, to adjourn the Meeting of the Village of Tinley Park Main Street North TIF Joint Review Board. Vote by voice call. Chairperson Vandenberg declared motion carried and adjourned the meeting at 1:36 p.m.